RESOLUTION NO. 75-71

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
RIDGECREST, CALIFORNIA, MAKING THE FINDINGS AND
APPROVING A SPECIAL ZONING EXCEPTION FOR THE PARCEL
GENERALLY LOCATED AT 621 SOUTH CHINA LAKE BOULEVARD

WHEREAS, the City of Ridgecrest Planning Commission, in lieu of granting
a Change of Zone District Boundaries from the One-Family Residential
(R-1-10) District to the Highway Commercial (CH) District, recommended
in Resolution No. 75-71 that a Special Zoning Exception be granted for
a 100-unit motel located at 621 South China Lake Boulevard, more speci-
fically described as follows:

> Beginning at the northeast quarter corner of the southeast
> quarter of Section 4, T. 27 S., R. 40 E., M.D.B.&M., thence
> south 640 feet plus or minus, thence west 355 feet to the true
> point of beginning, thence south 667 feet, thence west 295
> feet, thence north 667 feet, thence east 295 feet, to the
> true point of beginning, EXCEPTING any portion in road
> right-of-way; and

WHEREAS, on September 3, 1975, the City Council held a public hearing
thereon, notice of time and place of said hearing having been given
as provided by law; and

WHEREAS, the City Council has held a public hearing and considered all
the testimony, plans and comments offered at the time of public hearing
and the recommendation of the Planning Commission;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF RIDGECREST HEREWITH
RESOLVES:

(a)   That said Special Zoning Exception is required to achieve
      the objectives of the Zoning Ordinance, Ordinance No. 80,
      as prescribed in Section 102 thereof.

(b)   That said application and Special Zoning Exception is ap-
      proved subject to the following conditions:

1.   That all proposals of the applicant as indicated on the
      approved site plan be conditions of approval if not men-
      tioned herein.

2.   That the site be developed in accordance with the approved
      site plan.

3.   That the applicant secure the necessary building permits.

4.   That the applicant secure grading and encroachment permits.

5.   That the applicant install curbs, gutters and sidewalk to
      City standards on S. China Lake Blvd. and W. Radar Ave.

6. That all parking and driveway areas be paved with a minimum of 2" of A.C. paving.

7. That all utilities serving the project be through underground installation.

8. That three hundred seventy-seven (377) parking spaces be provided on site.

9. That all obstructions and utilities be removed or relocated at the developers expense.

10. That the applicant pave and improve to half width West Radar Ave. and South China Lake Blvd.

11. That the applicant secure a City Business License.

12. That the project connect to the sewer system for sewage disposal.

13. That the location of trash refuse facilities be screened from public view subject to the approval of the City Administrator, franchised refuse collector and the applicant.

14. That all water facilities and fire hydrants necessary to serve the proposed project be in accordance with the Indian Wells Valley County Water District standards and approved by the Water District, Fire Chief and City Engineer.

15. That street lighting be installed as recommended by Southern California Edison and approved by the City Engineer.

16. That dumpsters be provided on the site for the collection of construction debris during the time of construction.

17. That the site drain to a public street, alley or drainage easement subject to the approval of the City Engineer.

18. That a landscape plan be provided.

19. That landscaping be installed subject to the approved landscaping plan.

20. That street improvement plans be provided for West Radar Ave. to be approved by the City Engineer.

21. That a 3' high fence be constructed along the south property line.

22. That a 6' high fence be constructed along the north property line.

APPROVED AND ADOPTED this __3rd__ day of September , 19_75_ , by the following roll call vote:

AYES: Mayor Shacklett, Councilmen Edwards and Wilson.

NOES: Councilwoman Green.

ABSENT: Councilman Mettenburg.

REX E. SHACKLETT, MAYOR

ATTEST:

JOSEPH L. CLOONAN, CITY CLERK